

Lynwood Road, BLACKBURN, Lancashire. BB2 6HW

£200,000 Freehold

FOR SALE



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sales & lettings

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PROPERTY DESCRIPTION

EXCELLENT SIX BEDROOM FAMILY HOME IN THE POPULAR RESIDENTIAL LOCATION OF REVIDGE Situated within walking distance to local schools, amenities and places of worship, this grand property has lots to offer for modern day family living in the form of driveway parking, vast living space and six good sized bedrooms

Upon entering this large property you are greeted by a brief entrance vestibule and welcoming hallway. Following this into the main reception room which benefits from a large bay window allowing natural light to flood the room. A second well sized reception room is also available to the back of the property providing the perfect space for the family and entertaining guests. The kitchen has a range of fitted units as well as space for a gas oven and fridge freezer and provides access to the rear yard.

The first floor landing provides access to three desirably sized double bedrooms the first and second of which benefit from fitted wardrobes allowing the floorspace to be utilised perfectly. In addition the first floor has a two piece suite with a mains fed shower. Finally, the second floor consists of the fourth, fifth and sixth of the bedrooms as well as housing a second bathroom with a mains fed shower over the bath.

Externally, the property benefits from a brief front yard and back yard which is perfect for driveway parking. Additionally, there is on street parking available. Situated just off Dukes Brow, Lynwood Road is in a highly desirable location thanks to its local schools and amenities as well as places of worship. Due to the high standard of living on offer early viewing is recommended.

FEATURES

- Council Tax Band A
- Not on a Water Meter
- Freehold
- Driveway Parking To The Rear
- Two Reception Rooms
- Six Bedrooms



ROOM DESCRIPTIONS

Ground Floor

Vestibule

uPVC double glazed front door, mat flooring, cupboard housing meters, ceiling coving.

Hallway

Carpet flooring, stairs to first floor, under stairs storage, ceiling spotlights, spindle balustrade, panel radiator.

Lounge

15' 00" x 12' 11" (4.57m x 3.94m) Carpet flooring, ceiling coving, ceiling rose, uPVC double glazed bay window, panel radiator, TV point, phone point.

Second Reception Room

17' 02" x 12' 07" (5.23m x 3.84m) Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator, TV point.

Kitchen

13' 11" x 6' 09" (4.24m x 2.06m) Range of fitted wall and base units and contrasting work surfaces, space for gas oven, fridge freezer, stainless steel sink and drainer, tiled splashbacks, lino flooring, extractor fan, uPVC double glazed window and door.

First Floor

Landing

Carpet flooring.

Master Bedroom

12' 08" x 12' 05" (3.86m x 3.78m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

Bedroom Two

12' 04" x 11' 03" (3.76m x 3.43m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

Bedroom Three

12' 00" x 6' 10" (3.66m x 2.08m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

9' 09" x 5' 04" (2.97m x 1.63m) Two piece suite in white with mains fed shower in shower enclosure, tiled splashbacks, tiled flooring, ceiling spotlights, heated towel radiator, uPVC double glazed frosted window.

Second Floor

Bedroom Four

9' 06" x 8' 07" (2.90m x 2.62m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Five

12' 06" x 8' 09" (3.81m x 2.67m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Six

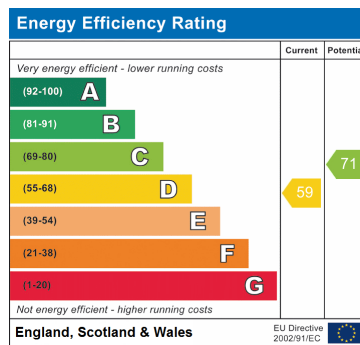
18' 06" x 11' 00" (5.64m x 3.35m) Carpet flooring, uPVC double glazed Velux window.

Bathroom Two

6' 09" x 6' 07" (2.06m x 2.01m) Three piece suite in white with mains fed shower over bath, tiled floor to ceiling, tiled flooring, heated towel radiator, uPVC double glazed Velux window.



EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.